

SCHEDULE OF FEES - BUILDING DEPARTMENT

COMMERCIAL

Effective January 1, 2017

COMMERCIAL PERMITS REQUIRING FILING FEE (valid 1 yr, 3 consecutive renewals permitted)

\$500	.....	Filing Fee, plus:
\$500	.....	- Addition, Interior Arrangement and/or Alteration, Exterior Alteration (not façade) - Base Fee,
\$0.45	sf.....	- plus .45/sf
\$500	.....	- Accessory Structures - Base Fee, plus
\$0.45	sf.....	- plus .45/sf
\$250	.....	- Change of Use - Base Fee, plus
\$0.45	sf.....	- plus .45/sf
\$500	.....	- New Building - Base Fee, plus:
\$0.45	sf.....	- plus .45/sf
\$500	.....	- Racking System - Base Fee, plus:
\$0.10	sf.....	- plus .10/sf
\$200	.....	- Repair Fire Damage - Base Fee, plus:
\$0.45	sf.....	- plus .45/sf
\$250	.....	- Revision to Approved Plan - Base Fee, plus:
\$0.45	sf.....	- plus for additional sf

COMMERCIAL PERMITS - MISCELLANEOUS (No separate filing fee; valid 1 yr unless noted)

\$200	ea.....	Awnings
\$200	.....	Change of Tenant
\$500	.....	Demolition Permit -up to 49,999 sf (valid 4 mos; no renewal)
\$1,000	.....	Demolition Permit -over 50,000 sf (valid 4 mos; no renewal)
\$150	ea.....	Elevators, Escalators, Dumbwaiter, Conveyor, Lift
\$500	.....	Façade
\$500	.....	Field Change
\$500	.....	Foundation Only
1/2 original fee.....		Permit renewals (3 consecutive renewals permitted unless otherwise noted)
\$250	.....	Plan Resubmission - Review of third denied plan and each denial thereafter
\$500	.....	Preliminary Plan Review Meeting
\$100	.....	Re-inspection Fee (after missed or 2nd failed inspection and each failed inspection thereafter)
\$250	.....	Retaining Wall
\$150	.....	Satellite Dish
\$500	.....	Seasonal Merchandise/Pop-up Store (Valid for 6 mos)
\$500	.....	- renewal
\$500	.....	Solar Panels
3x fee.....		Stop Work Order
\$250	.....	Swimming Pool Above/In Ground (no renewals)
\$500	.....	Trailer - Construction / Temporary Storage / Office
\$50	.....	Truss Sign

CERTIFICATES OF COMPLIANCE - COMMERCIAL (valid 1 yr, no renewals)

\$750	ea.....	Main Building / Accessory Structure / Change of Use / Interior Alteration CC - Base Fee per floor,
\$0.90	.....	- plus .90/sf
\$750	.....	Main Building Built Prior to 1938 (no subsequent additions or alterations)
\$100	.....	Re-inspection Fee (after missed or 2nd failed inspection and each failed inspection thereafter)
\$750	.....	Solar Panels CC

SCHEDULE OF FEES - BUILDING DEPARTMENT

COMMERCIAL

Effective January 1, 2017

PLUMBING - COMMERCIAL: PERMITS REQUIRING FILING FEE (valid 1 yr, 3 consecutive renewals permitted)

\$250	.....	Filing Fee, plus:
\$100	ea.....	- AC, HVAC (rooftop units, HVAC systems, AC systems) per condensor, plus:
\$100	ea.....	- Duct Work (if filed with HVAC)
\$25	ea.....	- Fixtures - New
\$50	ea.....	- Gas Connection Fee (i.e. heating appliances, furnaces, boilers, burners, water heaters-incl electric, hanging heaters)
\$50	ea.....	- Geo Thermal Unit
\$50	ea.....	- Pool Heaters

PLUMBING - COMMERCIAL: CERTIFICATE OF COMPLIANCE (valid 1 yr, no renewals)

\$500	.....	Certificate of Compliance (Plumbing), plus:
2x	.....	- applicable individual fees

PLUMBING - COMMERCIAL: MISCELLANEOUS (no filing fee; valid 1 yr unless noted)

\$50	.....	Change of Plumber
\$350	.....	Duct Work Only
\$500	.....	Finalization Fee (permits which have exceeded their allowable renewals)
2x	.....	- applicable individual fees
FM Office	.....	Fire Sprinklers
\$250	.....	Gas Appliance Removal / Gas Line Modification (includes gas retest)
\$350	.....	Gas Generators
\$250	.....	Gas Test Only (pressure test, meter change, re-tests)
\$250	.....	Kitchen Hood & Duct (hood worksheet required)
\$250	.....	Lawn Sprinklers
FM Office	.....	Oil Tank Demo / Abandonment / Replacement / Installation
1/2 Original fee.....		Permit renewals (3 consecutive renewals permitted)
FM Office	.....	Propane (LP) Tank
\$100	.....	Re-inspection Fee (after missed inspection, 2nd failed inspection and each failed inspection
3x fee.....		Stop Work Order

CERTIFICATE OF OCCUPANCY - COMMERCIAL

\$100	.....	Certified C of O (legacy or new) - first page
\$20	ea.....	- plus \$20 each additional page (\$1,000 max)
\$5	.....	Unofficial C of O (legacy or new) - first page
\$5	ea.....	- plus \$5 each additional page

PAYMENT POLICY

Payment may be made by cash or check (make checks payable to Town of Islip). A receipt will be issued for all transactions. A \$35 fee will be charged for any returned checks.

REFUND POLICY

FEES ARE NON-REFUNDABLE.

SCHEDULE OF FEES - BUILDING DEPARTMENT

RESIDENTIAL

Effective January 1, 2017

RESIDENTIAL PERMITS REQUIRING FILING FEE (valid 1 yr, 3 consecutive renewals permitted)

\$200	.....	Filing Fee, plus:
\$0.35	sf.....	- Accessory Structures (Higher than 10' or larger than 300 sf; requires architectural plans)
\$0.35	sf.....	- Addition and/or Alteration
\$0.35	sf.....	- Change of Use
\$0.35	sf.....	- Decks (higher than 30"; Permits for 2nd story decks not renewable)
\$0.35	sf.....	- Main Structure/New Dwelling/Manufactured Homes
\$0.35	sf.....	- Repair Fire Damage
\$0.35	sf.....	- Revision to Issued Permit

RESIDENTIAL PERMITS - MISCELLANEOUS (No separate filing fee; valid 1 yr unless noted)

\$175	.....	Accessory Building (not requiring architectural plans)
\$150	.....	Deck (less than 30" high; does not require architectural plans)
\$200	.....	Demolition Permit (valid 4 mos; not renewable)
\$150	.....	Elevator
\$200	.....	Field Change
\$100	.....	Fireplace/Wood Burning Stove
\$150	.....	Handicap Ramp - Temporary
\$100	ea.....	Horse Permit (per horse; valid 2 years)
1/2 original fee	.....	Permit Renewals (3 consecutive renewals permitted)
\$150	.....	Plan Resubmission - Review of third denied plan and each denial thereafter
\$125	.....	PODS (valid 3 mos w/ 1 consecutive 3-mos renewal permitted)
\$62.50	.....	- renewal
\$100	.....	Pools - Above Ground (spas, hot tubs, semi-inground pool, ponds; no renewals)
\$250	.....	Pools - In-Ground (no renewals)
\$50	.....	Pools - Temporary (i.e. blow-up pools) (Valid 6 mos only)
\$500	.....	Preliminary Plan Review Meeting
\$100	.....	Re-inspection Fee (after missed or 2nd failed inspection and each failed inspection thereafter)
\$250	.....	Retaining Wall
\$75	.....	Satellite Dish
\$175	.....	Sheds (up to 144 sf and not higher than 8'; does not require architectural plans)
\$200	.....	Solar Panels
3x fee	.....	Stop Work Order
\$300	.....	Trailer - Temporary (valid 3 mos w/ 2 consecutive 3-mos renewals permitted)
\$150	.....	- renewal
\$50	.....	Truss Sign
\$150	.....	Wheelchair Lift

CERTIFICATES OF COMPLIANCE - RESIDENTIAL (valid 1 yr, no renewals)

\$900	.....	Accessory Apartment CC
\$100	.....	Accessory Apartment - Change of Owner (where apartment is already on the CO)
\$250	.....	Accessory Structure CC (up to 144 sf)
\$400	.....	Accessory Structure (over 144 sf) (or addition, bringing structure to over 144 sf) CC
\$300	.....	Deck (unroofed) CC
\$400	.....	Main Dwelling/Addition and/or Alteration CC - Base Fee, plus:
\$0.70	.....	- plus .70sf
\$100	ea.....	Main Dwelling / Detached Garage - Built Prior to 1938 (no subsequent additions or alterations)
\$250	.....	Pools - Above Ground (spas, hot tubs, semi-inground pool) CC
\$750	.....	Pools - In-ground CC
\$100	.....	Re-inspection Fee (after missed or 2nd failed inspection and each failed inspection thereafter)
\$300	.....	Solar Panels CC
\$200	.....	Stove/Fireplace CC
\$450	.....	Two Family / Family Use CC

SCHEDULE OF FEES - BUILDING DEPARTMENT

RESIDENTIAL

Effective January 1, 2017

<i>PLUMBING - RESIDENTIAL: PERMITS REQUIRING FILING FEE (valid 1 yr, 3 consecutive renewals permitted)</i>	
\$150	Filing Fee, plus:
\$100 ea.....	- AC, HVAC (rooftop units, HVAC systems, AC systems) per condensor, plus:
\$100 ea.....	- Duct Work (if filed with HVAC)
\$25 ea.....	- Fixtures - New
\$50 ea.....	- Gas Connection Fee (i.e. heating appliances, furnaces, boilers, burners, water heaters-incl electric, hanging heaters)
\$50 ea.....	- Geo Thermal Unit
\$50 ea.....	- Pool Heaters
\$100 ea.....	- Propane (LP) Tank (less than 251 gallons or 1001 lbs)
<i>PLUMBING - RESIDENTIAL: CERTIFICATE OF COMPLIANCE (valid 1 yr, no renewals)</i>	
\$300	Certificate of Compliance (Plumbing) - Base Fee, plus:
2x	- applicable individual fees
<i>PLUMBING - RESIDENTIAL MISCELLANEOUS (no filing fee; valid 1 yr unless noted)</i>	
\$50	Change of Plumber
\$250	Duct Work Only
\$300	Finalization Fee (permits which have exceeded their allowable renewals) - Base Fee, plus:
2x	- applicable individual fees
FM Office	Fire Sprinklers
\$150	Gas Appliance Removal / Gas Line Modification (includes Gas Test)
\$250	Gas Generators
\$150	Gas Test Only (pressure test, meter change, re-tests) - <i>Gas must be on CO</i>
\$150	Lawn Sprinklers
\$150	Modular Homes (fixtures)
\$150	Oil Tank Demo / Abandonment / Replacement / Installation
1/2 original fee.....	Permit renewals (3 consecutive renewals permitted)
\$150	Reconnect Fee (reconnection of existing plumbing work; typically associated with bldg lifts)
\$100	Re-inspection Fee (after missed inspection, 2nd failed inspection and each failed inspection
3x fee.....	Stop Work Order
<i>CERTIFICATE OF OCCUPANCY - RESIDENTIAL</i>	
\$100	Certified C of O (legacy or new) - first page
\$5 ea.....	- plus \$5 each additional page
\$5	Unofficial C of O (legacy or new) - first page
\$5 ea.....	- plus \$5 each additional page (\$1,000 max)
<i>PAYMENT POLICY</i>	
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<i>REFUND POLICY</i>	
FEES ARE NON-REFUNDABLE.	

SCHEDULE OF FEES - ENGINEERING DIVISION

Effective January 1, 2017

<i>APPLICATIONS SUBJECT TO TOWN BOARD REVIEW</i>	
\$1,000	Placement or Removal of Road on the Official Map
<i>APPLICATIONS SUBJECT TO PLANNING BOARD REVIEW</i>	
<u>Major Subdivision</u>	
\$600	Preliminary Major Subdivision/Review of Condominium Unit Designation Map—Base Charge
\$350	- Fee per lot - In addition to Base Charge
\$600	Final Major Subdivision/Review of Condominium Unit Designation Map—Base Charge
\$350	- Fee per lot - In addition to Base Charge
\$100	Bond Reduction/Release (each request)
<u>Site Plan</u>	
\$600	Modification of Site Plan Requirements
\$300	Public Hearing Fee (Buffer Reduction and Parking Relaxation in Excess of 25%)
\$1,000	Road Opening Permit—Base Charge
\$200	- Fee Per 100 Linear Feet of Road Length (Centerline Measurement) - In addition to Base Charge
<i>APPLICATIONS REVIEWED ADMINISTRATIVELY</i>	
<u>Minor Subdivision</u>	
\$500	Minor Subdivision—Base Charge
\$200	- Fee Per Lot—In Addition to Base Charge
<u>Site Plan</u>	
\$300 *	Site Plan - Addendum (*modifications to approved site plan, per acre to be modified)
\$600 *	Site Plan - New (*per acre or fraction of an acre thereof, + \$0.15 per sf of gross floor area)
\$500	- Fee additional if Minor Subdivision required with Site Plan Review (plus \$200 per add'l lot)
\$600 *	Site Plan - Site with a CO (*per acre to be modified + \$0.15 per sf of proposed changes within the building)
\$500	- Fee additional if Minor Subdivision required with Site Plan Review (plus \$200 per add'l lot)
10% original fee (\$100 min)	Site Plan - Renewal of Approved Plan — One time only, prior to expiration. Renewal is good for 3 years.
\$300 /acre.....	Site Inspection (for previously approved site plan with no modifications, safety inspection only)
6% construction costs.....	Site Inspection fee for offsite improvements
\$500	Pre-application meeting - sketch & conference
\$600	Site Plan Resubmission - Review of third denied plan and each denial thereafter
<u>Other</u>	
\$500/1000	Construction without prior inspection; \$1000 for each additional offense
\$100	Inspection fee (missed or failed)
\$5 sf.....	Landscaping/natural area waiver mitigation fee
\$1,250 per unit....	Park mitigation fee for subdivisions & multi-family developments
\$300	Stormwater Pollution Prevention Plan (SWPPP)
<u>OTHER</u>	
<u>Miscellaneous</u>	
Public Notice Signs.....	\$10 ea
Radius Map.....	\$75 ea
Subdivision and Land Development Regulations.....	\$30 ea
<u>Documents Available Under FOIL</u>	
Contact Town Attorney's office — 631-224-5550	
<u>Custom Maps</u>	
To order a custom map, please fill out a Map Request Form located on the Town of Islip website, www.islipny.gov , Planning & Development page, or pick up a hardcopy at the Planning Division office located at Town Hall, 655 Main Street, Islip, NY.	
<u>PAYMENT POLICY:</u> Payment may be made by cash or check (make checks payable to Town of Islip). A receipt will be issued for all transactions. A \$35 fee will be charged for any returned checks.	
<u>REFUND POLICY:</u> Fees are non-refundable.	
For Building Permit fees, please visit the Building Division page on our website at http://islipny.gov/departments/planning-and-development/building-division-permits-section	

SCHEDULE OF FEES - PLANNING DIVISION

Effective January 1, 2017

<i>APPLICATIONS SUBJECT TO TOWN BOARD REVIEW</i>	
\$1,500	Change of Zone for Parcel up to one acre
\$2,000	- Fee for Planned Development District
\$250	- Fee per additional acre or fraction thereof
\$850	Modification of Covenants or Special Permit Conditions
\$1,000	Placement of Road on the Official Map
\$300	Rehearing Fee
\$1,250	Special Permit for Parcel up to one acre
\$250	- Fee per additional acre or fraction thereof
<i>APPLICATIONS SUBJECT TO PLANNING BOARD REVIEW</i>	
\$500	Certificate of Appropriateness (Planned Landmark Preservation District)
\$500	Modification of Planning Board Conditions
\$300	Planning Board Sign Review (shopping centers)
\$1,000	Special Permit (vehicle repair, restaurant, indoor recreation, etc.)
\$1,500	Special Permit for Transmission or Receiving Tower (Commercial Use)
\$400	Special Permit for Transmission or Receiving Tower (Residential Use)
<i>APPLICATIONS REVIEWED ADMINISTRATIVELY</i>	
\$100	Amendment or Extension of Unexpired Wetlands or Land Clearing Permit
\$500	Environmental Assessment Review—(not reviewed under another application)
\$250	Environmental Assessment Form - FEAF (in addition to application fees)
\$1,000	Environmental Impact Statement Analysis—Base Charge <i>(Variable depending on cost of report preparation, processing, and consultant review fees)</i>
\$10	FEMA Flood Zone Determination/PRP Extension Review
\$275	Land Clearing Permit
\$500	Pre-application conference
\$100	Review of Restaurant Outdoor Seating (Business District Only)
\$1,500	Traffic Impact Study Review Fee
\$375	Wetlands and Watercourses Permit
<i>OTHER</i>	
<u>Miscellaneous</u>	
Public Notice Signs.....	\$10 ea
Radius Map.....	\$75 ea
Request for written zoning information.....	\$25 ea
Street Map.....	\$10 ea
Subdivision and Land Development Regulations.....	\$30 ea
Zoning Map of entire Town (9 sheets - 36" x 48").....	\$200
<u>Documents Available Under FOIL</u>	
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<div style="border: 1px solid black; padding: 5px; margin: 5px 0;"> <u>PAYMENT POLICY:</u> Payment may be made by cash or check (make checks payable to Town of Islip). A receipt will be issued for all transactions. A \$35 fee will be charged for any returned checks. </div> <div style="border: 1px solid black; padding: 5px; margin: 5px 0;"> <u>REFUND POLICY:</u> Applications withdrawn prior to the scheduling and advertisement of a public hearing shall be refunded the full application amount, minus a \$250 non-refundable fee. </div>	
For Building Permit fees, please visit the Building Division page on our website at http://islipny.gov/departments/planning-and-development/building-division-permits-section	

SCHEDULE OF FEES - ZONING BOARD OF APPEALS

Effective January 1, 2017

APPLICATIONS

\$300	.....	Accessory Apartment
\$150	.....	- Renewal, every three years
\$500	.....	Commercial/Industrial Variance(s)
\$100	.....	Extension of Time
\$500	.....	Home Occupation
\$500	.....	Interpretation
\$500	.....	Nonconforming Use (establish and/or expand)
\$100	.....	Re-advertising Fee
\$250	.....	Residential Variance(s)
\$500	.....	Special Exception (Residential Zone)
\$1,000	.....	Special Exception (Commercial/Industrial)
\$250	.....	Two family, family use only
\$100	.....	- Renewal, every three years
\$1,000	.....	Use Variance

OTHER

Documents Available Under FOIL

Contact Town Attorney's office — 631-224-5550

Custom Maps

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PAYMENT POLICY:

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REFUND POLICY:

Applications withdrawn prior to the scheduling and advertisement of a public hearing shall be refunded 25% of the full application amount.

For Building Permit fees, please visit the Building Division page on our website at <http://islipny.gov/departments/planning-and-development/building-division-permits-section>